1 2 3 4 5 6	ARIEL E. STERN, ESQ. Nevada Bar No. 8267 TENESA S. POWELL, ESQ. Nevada Bar No. 12488 AKERMAN LLP 1635 Village Center Circle, Suite 200 Las Vegas, NV 89134 Telephone: (702) 634-5000 Facsimile: (702) 380-8572 Email: ariel.stern@akerman.com Email: tenesa.powell@akerman.com	
7	Attorneys for Selene Finance L.P.	
8	UNITED STATES DISTRICT COURT	
9	DISTRICT OF NEVADA	
10		
TE 200	SELENE FINANCE L.P., a Limited Partnership,	Case No.: 2:16-cv-02521-KJD-NJK
72 38(12) 38(12) 38(12) 38(12)		
CIRCI VADA FAX: (3	v.	STIPULATION AND ORDER TO
1635 VILLAGE CENTER CIRCLE, SUITE 200 LAS VEGAS, NEVADA 89134 TEL.: (702) 634-5000 - FAX: (702) 380-8572 11 2 1	SFR INVESTMENTS POOL 1 LLC; SUNRISE HIGHLANDS COMMUNITY ASSOCIATION,	DISMISS WITH PREJUDICE
AGE C S VEG S VEG () 634-5	Defendants.	
16 Kar	SFR INVESTMENTS POOL 1 LLC,	
^E 17	Counterclaimant,	
18	v.	
19	SELENE FINANCE L.P., a Limited Partnership,	
20	Counter Defendant.	
21	Selene Finance L.P. (Selene), SFR Investment Pool, LLC (SFR) and Sunrise Highlands	
22	Community Association (HOA) by and through their respective counsel of record, hereby stipulate	
23	and agree as follows:	
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	49985275;1	

AKERMAN LLP

41(a)(1)(A)(ii) of the Federal Rules of Civil Procedure with each party to bear its own fees and costs DATED this 30 th day of August, 2019. KIM GILBERT EBRON S Tenesa S. Powell	1			
DATED this 30 th day of August, 2019. KIM GILBERT EBRON KIM GILBERT EBRON KIM GILBERT EBRON KIM GILBERT EBRON S/ Diana S. Ebron DIANA S. EBRON, ESQ. Nevada Bar No. 8267 TENESA S. POWELL, ESQ. Nevada Bar No. 12488 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134 Attorneys for Plaintiff Selene Finance L.P. KIM GILBERT EBRON KIM GILBERT EBRON KAREN L. HANA S. EBRON, ESQ. Nevada Bar No. 10580 JACQUELINE A. GILBERT, ESQ. Nevada Bar No. 10593 KAREN L. HANKS, ESQ. Nevada Bar No. 9578 7625 Dean Martin Dr. #110 Las Vegas, Nevada 89139	1	IT IS HEREBY STIPULATED that all claims are dismissed with prejudice pursuant to Rule		
4 AKERMAN LLP 5 /s/ Tenesa S. Powell ARIEL E. STERN, ESQ. Nevada Bar No. 8267 TENESA S. POWELL, ESQ. Nevada Bar No. 12488 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134 Attorneys for Plaintiff Selene Finance L.P. KIM GILBERT EBRON /s/ Diana S. Ebron DIANA S. EBRON, ESQ. Nevada Bar No. 10580 JACQUELINE A. GILBERT, ESQ. Nevada Bar No. 10593 KAREN L. HANKS, ESQ. Nevada Bar No. 9578 7625 Dean Martin Dr. #110 Las Vegas, Nevada 89139	2	41(a)(1)(A)(ii) of the Federal Rules of Civil Procedure with each party to bear its own fees and costs.		
S Tenesa S. Powell S Diana S. Ebron DIANA S. EBRON, ESQ.	3	DATED this 30 th day of August, 2019.		
ARIEL E. STERN, ESQ. Nevada Bar No. 8267 TENESA S. POWELL, ESQ. Nevada Bar No. 12488 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134 Attorneys for Plaintiff Selene Finance L.P. John DIANA S. EBRON, ESQ. Nevada Bar No. 10580 JACQUELINE A. GILBERT, ESQ. Nevada Bar No. 10593 KAREN L. HANKS, ESQ. Nevada Bar No. 9578 7625 Dean Martin Dr. #110 Las Vegas, Nevada 89139	4	AKERMAN LLP	KIM GILBERT EBRON	
Nevada Bar No. 8267 TENESA S. POWELL, ESQ. Nevada Bar No. 12488 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134 Attorneys for Plaintiff Selene Finance L.P. Nevada Bar No. 10580 JACQUELINE A. GILBERT, ESQ. Nevada Bar No. 10593 KAREN L. HANKS, ESQ. Nevada Bar No. 9578 7625 Dean Martin Dr. #110 Las Vegas, Nevada 89139	5	/s/ Tenesa S. Powell		
TENESA S. POWELL, ESQ. Nevada Bar No. 12488 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134 Attorneys for Plaintiff Selene Finance L.P. JACQUELINE A. GILBERT, ESQ. Nevada Bar No. 10593 KAREN L. HANKS, ESQ. Nevada Bar No. 9578 7625 Dean Martin Dr. #110 Las Vegas, Nevada 89139	6	ARIEL E. STERN, ESQ. Nevada Bar No. 8267		
8 Las Vegas, Nevada 89134 KAREN L. HANKS, ESQ. Nevada Bar No. 9578 7625 Dean Martin Dr. #110 Las Vegas, Nevada 89139	7	TENESA S. POWELL, ESQ.	JACQUELINE A. GILBERT, ESQ.	
9 Attorneys for Plaintiff Selene Finance L.P. 7625 Dean Martin Dr. #110 Las Vegas, Nevada 89139		1635 Village Center Circle, Suite 200	KAREN L. HANKS, ESQ.	
Attorneys for Plaintiff Selene Finance L.P. Las Vegas, Nevada 89139		Las Vegas, Nevada 89134		
Attorneys for SFR Investments Pool 1 II.C	9	Attorneys for Plaintiff Selene Finance L.P.		
Thiorneys for SI K investments I out 1, LLC	10		Attorneys for SFR Investments Pool 1, LLC	
HALL JAFFE & CLAYTON, LLP	E 200 8572 11	HALL JAFFE & CLAYTON, LLP		
HALL JAFFE & CLAYTON, LLP Solution Solution Solution	SORE 134 380-8	/s/ Ashlie L. Surur		
ASHLIE L. SURUR, ESQ. Nevada Bar No. 11290	CLE, COZ 89 89 89 89 89 89 89 89 89 89 89 89 89	Nevada Bar No. 11290		
	IAN J			
Nevada Bar No. 11290 7425 Peak Drive Las Vegas, NV 89128 Attorneys for Sunrise Highlands Community Association	ERM SAS, N 5000-			
Attorneys for Sunrise Highlands Community Association Corporation AKERN Attorneys for Sunrise Highlands Community Association	AK AGE C S VEC 2) 634-			
	16 TYP 16			
ORDER	⁵⁶⁹ ^{1El} 17	ODDED		
18	18			
IT IS SO ORDERED.	10	IT IS SO ORDERED.		
DATED: C., 4., 1., 2. 2010	20	DATED: September 2, 2019.		
Dua -	21	21 UNITED STATES DISTRICT COURT JUDGE Case No.: 2:16-cy-02521-KJD-NJK		
UNITED STATES DISTRICT COURT JUDGE Case No.: 2:16-cv-02521-KJD-NJK	22			
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